

## Session 122 - (2017-2018)

**H 3886 General Bill, By Crawford, Ryhal, Hamilton, Sandifer, Fry, Putnam, Clemmons, Yow, Anderson, Johnson, Hardee, Huggins, Hewitt, Duckworth, Bowers, Sottile, Crosby, Felder, Bennett, Thigpen, Whipper, Brown, Hixon, Taylor, King, Daning, Spires, Henderson, Pitts, Kirby, White, McCravy, Hill, Gagnon, West, Wheeler, Davis, Murphy, Hayes, Ott, V.S. Moss, Lowe, Jordan and McKnight**

**Similar (S 0576)**

**Summary:** Homeowner's Associations

A BILL TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING CHAPTER 30 TO TITLE 27 SO AS TO ENTITLE THE CHAPTER "HOMEOWNERS ASSOCIATIONS"; TO DEFINE NECESSARY TERMS; TO REQUIRE OWNERS OF PROPERTY SUBJECT TO A HOMEOWNERS ASSOCIATION TO DISCLOSE THE ASSOCIATION'S GOVERNING DOCUMENTS TO PROSPECTIVE OWNERS, TO PROVIDE HOMEOWNERS ASSOCIATIONS SHALL PROVIDE HOMEOWNERS WITH PRINTED OR ELECTRONIC COPIES OF FINANCIAL INFORMATION AND THE GOVERNING DOCUMENTS OF THE ASSOCIATION UPON REQUEST AT NO CHARGE, TO PROVIDE HOMEOWNERS ASSOCIATION BOARDS MAY NOT TAKE ACTION TO ADD OR INCREASE FEES AND THE LIKE WITHOUT GIVING CERTAIN NOTICE TO HOMEOWNERS AND TO PROVIDE HOMEOWNERS MAY ATTEND MEETINGS AT WHICH SUCH ACTIONS ARE TO BE TAKEN, TO INSTRUCT THE SOUTH CAROLINA REAL ESTATE COMMISSION TO OFFER AN ONLINE INSTRUCTIONAL COURSE COVERING THE BASICS OF HOMEOWNERS' ASSOCIATION MANAGEMENT AND THE RIGHTS AND RESPONSIBILITIES OF HOMEOWNERS, TO GRANT CONCURRENT CIVIL JURISDICTION IN CERTAIN ACTIONS BETWEEN HOMEOWNERS ASSOCIATIONS AND HOMEOWNERS, AND TO CREATE THE OFFICE OF HOMEOWNERS ASSOCIATION OMBUDSMAN IN THE DEPARTMENT OF CONSUMER AFFAIRS, TO PROVIDE QUALIFICATIONS, POWERS, AND DUTIES OF THE OMBUDSMAN, AMONG OTHER THINGS; AND TO AMEND SECTION 27-50-40, AS AMENDED, RELATING TO MANDATORY DISCLOSURE STATEMENTS SELLERS OF REAL PROPERTY MUST PROVIDE PURCHASERS, SO AS TO INCLUDE PROVISIONS CONCERNING DISCLOSURES OF PROPERTY SUBJECT TO HOMEOWNERS ASSOCIATION GOVERNANCE.

03/02/17	House	Introduced and read first time (House Journal-page 9)
03/02/17	House	Referred to Committee on Labor, Commerce and Industry (House Journal-page 9)
03/09/17	House	Member(s) request name added as sponsor: Bowers
03/13/17	House	Member(s) request name added as sponsor: Sottile
03/13/17	House	Committee report: Favorable with amendment Labor, Commerce and Industry (House Journal-page 3)
03/14/17	House	Member(s) request name added as sponsor: Crosby
03/14/17		Scrivener's error corrected
03/14/17	House	Member(s) request name added as sponsor: Felder
03/21/17	House	Member(s) request name added as sponsor: Bennett, Thigpen
03/21/17	House	Debate adjourned until Wed., 3-22-17 (House Journal-page 134)
03/22/17	House	Requests for debate-Rep(s). Crawford, Sandifer, B Newton, Tallon, Norrell, Mack, Whitmire, Forester, Hamilton, GR Smith, Loftis, Crosby, Clary, Magnuson, McKnight, Hosey, Kirby, Clemmons, W Newton, Douglas, Williams, Jefferson, Ott, King, Cobb-Hunter, Finlay, Hart, Thigpen, Yow, Johnson, Henegan, West, Caskey, Hewitt (House Journal-page 33)
03/28/17	House	Member(s) request name added as sponsor: S.Rivers
03/29/17	House	Member(s) request name added as sponsor: Whipper, Brown
03/29/17	House	Member(s) request name removed as sponsor: S.Rivers
03/29/17	House	Member(s) request name added as sponsor: Hixon, Taylor, King, Daning, Spires, Henderson, Pitts, Kirby, White, McCravy, Hill, Gagnon, West, Wheeler, Davis, Murphy, Hayes, Ott, V.S.Moss, Lowe, McKnight, Jordan
03/29/17	House	Debate adjourned until Thur., 3-30-17 (House Journal-page 79)
03/30/17	House	Amended (House Journal-page 62)
03/30/17	House	Read second time (House Journal-page 62)
03/30/17	House	Roll call Yeas-91 Nays-0 (House Journal-page 71)
03/30/17	House	Unanimous consent for third reading on next legislative day (House Journal-page 72)
03/31/17	House	Read third time and sent to Senate (House Journal-page 2)
04/04/17	Senate	Introduced and read first time (Senate Journal-page 10)
04/04/17	Senate	Referred to Committee on Judiciary (Senate Journal-page 10)

**04/03/17    Senate    Referred to Subcommittee: Hutto (ch), Johnson, Turner, Gambrell**